

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF OHIO
WESTERN DIVISION**

IN RE:

Morton J. Hunt
Vivian F. Hunt

Debtors

* Case No. 13-34623
* Chapter 13 (Judge Walter)
*

***APPRAISAL OF**
***730 ELEANOR AVENUE**
***DAYTON, OHIO 45417**

Now come the Debtors, by and through their undersigned Counsel, and hereby submit their appraisal for the real estate located at 730 Eleanor Avenue, Dayton, Ohio 45417.

Attached hereto is a copy of said Appraisal.

Respectfully submitted,

/s/ Lester R. Thompson
Lester R. Thompson, #0014841
Case Attorney for Debtors
1340 Woodman Drive
Dayton, Ohio 45432
(937) 252-2030

CERTIFICATE OF SERVICE

I hereby certify that on December 3, 2013 a copy of the foregoing Appraisal was served on the following registered ECF participants, electronically through the court's ECF System at the email address registered with the court.

Jeffrey M. Kellner, Chapter 13 Trustee
U.S. Trustee

And on the following by ordinary U.S. Mail, postage prepaid, on December 3, 2013 addressed to:

HSBC Consumer Lending (USA), Inc., c/o LeAnn E. Covey, The Law Offices of John D. Clunk, LPA, 4500 Courthouse Blvd., Suite 400, Stow, Ohio 44224

Morton J. Hunt and Vivian F. Hunt, 730 Eleanor Avenue, Dayton, Ohio 45417

/s/Lester R. Thompson
Lester R. Thompson

Document Page 2 of 2
Zeta Appraisal Services

Real Estate Appraisal
90 Park Villa Ct.
Centerville, OH 45459

Amir G. Bunni
State Licensed Appraiser

Office 937-434-7986
Fax 937-434-7986
E-Mail: amir.bunni@att.net

Restricted Appraisal for Current Market Value

Owner of Property Morton J. & Vivian f. Hunt										
Address of Property 730 Eleanor Avenue Dayton, OH 45417						Date Inspected 11/18/2013		Case # 13-34623		
Description of Property										
Type of Const:	1	Detached	Floor Finish:	Roofing Type:	5	Rooms	N	Car Garage	N	
1 Story Vinyl		Semi Detach		Asphalt	2	Bedrooms	N	Carport	Y	
		Row			1.0	Baths	N	Build-in	Y	
No Units	1	Stories	Wall Finish	Heating Type	Y	Kitchens	N	Attached	Y	
1		Tri-Level		Central	Y	Living Rm	N	Detached	Y	
Square Feet	100	%Base			N	Dining Rm	N	Fireplace	Y	
1,176		CrawlSpace	Bath Finish	Cooling Type	N	Family Rm	N	EnclPorch	Y	
Lot Size		Slab		Central	N	Office	N	Deck	Y	
0.21 Acre		Finish Attic			Y	Utility Rm	Y	Fenced	Y	
	Pub	Indv	Comment :							
			This appraisal is based on exterior inspection, and the comparables information based on MIs and Courthouse.							
Water	Y									
Gas	Y									
Electric	Y		Comments						General Property Condition	
SanSewer	Y								Average	

Subject year Build 1959

Location	Price	Date	Story	SqFt	Units	Bed	Bath	Constr.	Age	Garage	Bsmt	Land
4640 College View	\$18,000	8/28/2013	1	1,107	6	3	1.0	Brick	48	1 Attached	Full	0.18 Acre
633 Ruth Ave.	\$13,000	5/23/2013	1	1,325	6	3	2.0	Brick	46	1 Build-in	Part	0.16 Acre
821 Brooklyn Ave.	\$8,000	8/12/2013	1	1,008	4	2	1.0	Vinyl	40	1 Detached	Full	0.16 Acre



This is a restricted appraisal only for Chapter 13 bankruptcy purpose and is made at the request of the debtor or counsel for the debtor. I have personally inspected this property on:

11/18/2013

I have no present or contemplated interest in the property. Compensation for the appraisal is not contingent upon the evaluation. As a result of my analysis and investigation, it is my opinion that the Current Market value as of the above date is

Estimated at: **\$13,000**

Amir G. Bunni

Amir G. Bunni Appraiser
State of Ohio Lic # 2001001851